defective and sub-standard construction of DDA flats?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS & EMPLOYMENT & MINISTER OF STATE IN THE MINISTRY OF PARLIAMENTARY AFFAIRS (DR. U. VENKATESWARLU): (a) No. Sir.

(b) Issues related to different defects were raised in the Parliament on certain occasions, As and when such matters are brought to the notice of Government either through Parliament or media or through our own official machinery, action was taken as warranted against the construction agency/defaulting staff from time to time.

(c) Yes, Sir. The Estimates Committee of Parliament has rec: mmended only on 19.3.1997 that a detailed investigation may be conducted preferably by CBI.

(d) The Government is examining the recommendations of the Estimates committee and suitable enquiry will be conducted by competent agency.

Working of CPWD Enquiry office (Electrical) in R.K. Puram

4417. SHRI S.S. AHLUWALIA: Will the PRIME MINISTER be pleased to state:

(a) whether it is a fact that CPWD Enquiries (Electrical) in Sector 7, 8, 9, and 12 in R.K. Puram, New Delhi are not working to the satisfaction of allottees;

(b) whether the non-availability/non-fuctioning of bulb/tube points have been noticed secveral times by CPWD but no remedial steps have been taken till date;

(c) whether the elctrical wirings in double storey constructions have not been done since long causing short circuits and sparkings; and

(d) if so, the details of the electrical complaints lodged since last january, 1994 till date, in each CPWD enquiry office, with the remedial steps taken taken?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS & EMPLOYMENT & MINISTER OF STATE IN THE MINISTRY OF PARLIAMENTARY AFFAIRS (DR. U. VENKATESWARLU): (a) C.P.W.D. has stated that C.P.W.D. Enquiry Offices (Electrical) in Sector 7, 8, 9 & 12 in R.K. Puram, New Delhi are working to the satisfaction of the allottees.

(b) The responsibility of CPWD for replacement of tubes and bulbs is limited to common areas/staircases of 3 storeyed buildings only, This is being attended to as and when noticed/ complained. As regards single and doube storeyed house, it is the responsibility of the first floor occupants to repalce the lamps/tubes.

(c) No, Sir. Wherever defective wiring is noticed, the same is repaired/replaced in phases depending upon the availability of funds.

(d) No. of the complaints received from 1.1.1994 to 31.3.1997 are as under:—

Sector VII	19140
Sector VIII & IX	47602
Sector XII	27851

None of the above complaints is pending on date. Most of the complaints have been attended within 24 hours.

Concessional Lease on DDA Land

4418. SHRI N. GIRI PRASAD:
SHRI GAYA SINGH:

Will the PRIME MINISTER be pleased to state:

(a) whether it is a fact the DDA leases land to certain institutions on lease on concessaional rates;

(b) if so, the criteria regarding eligibility of such institutions and the terms and conditions of lease agreements;

(c) what are the names of institutions which have been allotted land so far, with the area and location of land allotted;

(d) whether some of these allottees have violated the terms and conditions of lease agreements; and

(e) if so, the names of such allottees and the action being taken, if any, against them?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS & EMPLOYMENT & MINISTER OF STATE IN THE MINISTRY OF PARLIAMENTARY AFFAIRS (DR. U. VENKATESWARLU): (a) and (b) Yes, Sir. The allotment of land is made to the registered societies/institutions as concessional rates considering the recommendation of Govt. of India/Govt. of NCT of Delhi on institutional rates approved by the Ministry of Urban Affairs & Employment from time to time. The terms and conditions of the lease agreement are avilable in the perpetual lease Deed Form.

(c) Approximately 1005 institutions have been allotted land in Delhi by DDA. The names of such institutions alongwith the area and the location of land allotted to them during the last 5 years are avilable at Annexure. [*See* Appendix 180, Annexure No. 92]

(d) and (e) List of allottees/institutions those who have violated the terms and conditions of lease agreement are given in the above said Annexure. Action against those violating the terms of allotment is being initiated as per the conditions of the allotment letter and lease-deed.

Perspective plan for Urban Housing

4419. SHRI RAJNATH SINGH 'SURYA': Will the PRIME MINISTER be pleased to state:

(a) whether it is a fact that with the 27% urbansation level at present, urban population is going to be 33% by the turn of the century;

(b) if so, whether Government have any perspective plan for urban housing; if so, the details thereof and if not, the reasons therefor;

(c) what steps Government have taken to propose to take to increase investment in housing sector; and

(d) whether Government have initiatated any steps to involve private sector in this field; if so, the details in this regard?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS & EMPLOYMENT & MINISTER OF STATE IN THE MINISTRY OF PARLIAMENTARY AFFAIRS (DR. U. VENKATESWARLU): (a) As per the projections made by the technical Group on Population projections constituted by the Planning Commission in August, 1996 the percentage of Urban population of the country in 2001 is estimated to be 28.77%.

(b) Within the frame work of the National Housing Policy perspective plan for housing is built into the five year plan strategy. The Working Group on Urban housing for 9th Five Year Plan set up by the Planning Commission has estimated a requirement of Rs. 120,000 crores for construction/upgradation of 16.76 million dwelling units. However, housing being a State level action plan on housing are to be prepared by the State Government.

(c) Against the requirement of Rs. 120,000 crores the Working Group has estimated that an amount of Rs. 52,000 crores may flow from formal sector out of which investment in urban housing would be Rs. 34,000 crores.

The following steps have taken to step up investment in housing:—

(i) Plan outlay on housing comprising Central and State allocations was Rs. 6377 crores during 8th Plan as against Rs. 2458 crores during 7th Plan.

(ii) To provide larger equity support to HUDCO, its authorised capital has been increased to Rs. 385 crores. As